173.0	0004	0023.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	696,800 / 696,800
					USE VALUE:	696,800 / 696,800
					ASSESSED:	696,800 / 696,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		TANAGER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GUTOWSKI LYNDA D
Owner 2:	HADDAD HENRY A
Owner 3:	
Street 1:	19 TANAGER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GUTOWSKI LYNDA D--ETAL -
Owner 2:	HADDAD HENRY A -
Street 1:	19 TANAGER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .189 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Vinyl Exterior and 1691 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8235.000	229,900		466,900	696,800
Total Card	0.189	229,900		466,900	696,800
Total Parcel	0.189	229,900		466,900	696,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.97 | /Parcel: 411.97

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 115306

GIS Ref

GIS Ref

Insp Date 06/19/18

!13452!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 173.0-0004-0023.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	229,900	0	8,235.	466,900	696,800		Year end	12/23/2021
2021	101	FV	222,600	0	8,235.	466,900	689,500		Year End Roll	12/10/2020
2020	101	FV	222,600	0	8,235.	466,900	689,500	689,500	Year End Roll	12/18/2019
2019	101	FV	192,700	0	8,235.	466,900	659,600	659,600	Year End Roll	1/3/2019
2018	101	FV	194,700	0	8,235.	413,600	608,300	608,300	Year End Roll	12/20/2017
2017	101	FV	194,700	0	8,235.	346,900	541,600	541,600	Year End Roll	1/3/2017
2016	101	FV	194,700	0	8,235.	346,900	541,600	541,600	Year End	1/4/2016
2015	101	FV	193,800	0	8,235.	300,200	494,000	494,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:05:59

LAST REV

Date	Time
08/03/21	12:09:15
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13452

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUTOWSKI LYNDA	78319-223	1	7/26/2021	Convenience	99	No	No		
	17826-111		1/1/1987		204,000	No	No		Y

USER DEFINED

Prior Id # 1:	115306
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2019	1507		2,750					
2/28/2006	129	Re-Roof	5,100					
12/29/1998	870	Porch	7,000					ENCLOSE PORCH
11/10/1992	603	Manual	1,700					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2018	Meas/Inspect	BS	Barbara S
10/27/2008	Meas/Inspect	189	PATRIOT
12/21/1999	Meas/Inspect	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8235		Sq. Ft.	Site		0	70.	0.81	8									466,936						466,900	

Total AC/HA:	0.18905	Total SF/SM:	8235	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	466,936	Spl Credit		Total:	466,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	85094
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	282405
Depreciation:	52527
Depreciated Total:	229878

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

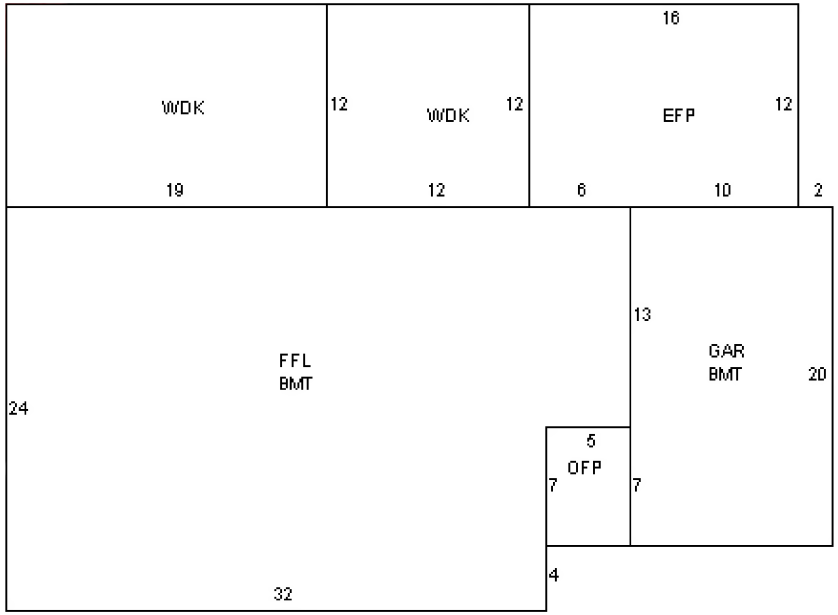
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	83.75
Final Total:	229900	Val/Su SzAd	275.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,073	61.550	66,047
FFL	First Floor	833	134.990	112,444
WDK	Deck	372	8.690	3,232
GAR	Garage	240	25.410	6,099
EFP	Enclos Porch	192	41.400	7,949
OFP	Open Porch	35	44.000	1,540
	Net Sketched Area:	2,745	Total:	197,311
Size Ad	833	Gross Area	2745	FinArea 1691

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0004-0023.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: